



## Edmonton Alberta

\$899,000

Most infills are built to look expensive. This custom Highlands home was built to be worth it. ICF foundation. Hardie board exterior. Hardwood across all three levels. Inside, 9-ft ceilings, oversized windows and a dramatic 17-ft entry vault set the scale and tone. The kitchen has bold granite, full-height cabinetry, gas range, walk-through pantry and beverage cooler, opening into a great room with a substantial gas fireplace and dedicated dining space. Four bedrooms include a main-floor bedroom/office. Upstairs: vaulted bonus room, generous primary with walk-in closet and spa like ensuite, plus laundry with sink and storage. Downstairs, SEVEN full-sized windows transform the lower level, with a large rec room complete with wet bar, gym space and included pool table. Add 3.5 baths, A/C and multi-zone audio. Outside: west-facing yard, composite deck, aggregate patio, gazebo and oversized heated garage. River valley trails begin half a block away. Built with substance. Surrounded by Highlands. (id:6769)

Bedroom 4 3.76 m X 2.52 m

Recreation room 8.25 m X 6.84 m

Living room 5.1 m X 3.84 m

Dining room 3.3 m X 2.62 m

Kitchen 4.58 m X 2.97 m

Bedroom 3 4.07 m X 3.07 m

Breakfast 3.3 m X 3.02 m

Primary Bedroom 4.88 m X 3.84 m

Bedroom 2 3.34 m X 2.81 m

Bonus Room 4.09 m X 3.89 m

Listing Presented By:



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